

## MIDDLE AND TOP ENCROACHMENT ZONE DEFINITION



### Principle:

This zone is defined to be within the height of the middle and top of the building but extending out into the public right-of-way. Elements in this zone are encouraged. Successful integration of these elements requires their correspondence to the guidelines for Zone Two and/or Zone Three and the leading notion of contributing to visual interest in a way that's consistent with the architecture of the building.

**Because public right-of-way is being utilized, certain encroachments require a City Special Privilege Permit or Air and Subterranean Space Leases (DPW: 286-2416).**

### Guideline:

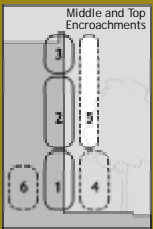
#### Architectural Elements

The following are traditional architectural terms and elements, but also apply to contemporary counterparts. In addition to meeting the guidelines presented for architectural throughout Zones Two and/or Three the following City standards also apply:

*Main cornices and roof eaves* may project not more than three feet provided they are at least 14 feet above adjacent grade.

*Belt courses, lintels, sills, architraves, pediments over windows* and similar architectural projections may project not more than 10 inches provided that they are at least 14 feet above adjacent grade.

*Rustications (masonry projections) and quoins* may project no more than 4 inches.



## Signage

In addition to meeting the guidelines presented for signage in Zones Two and Three (pages 50-51 and 60), the following City standards also apply:

*Signage* may project not more than 4 feet beyond the property line. Signs erected above marquees shall be set back at least 2 feet from the edge of the marquee. There must be a clearance of at least 10 feet between any part of the sign and the sidewalk grade below.



## Balconies and Bay Windows

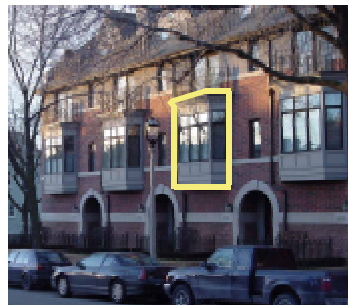
Balconies and bay windows are facade enrichment elements not covered in Zone Two, but equally relevant and applicable to it. As architectural elements that project from the major mass of the building they may also extend over the public way. Therefore balconies and bay windows shall be designed to be consistent with the guidelines of Zone Two and also the following City Standards:

*Balconies* may project not more than four feet and all parts shall be at least 10 feet above the sidewalk grade below.

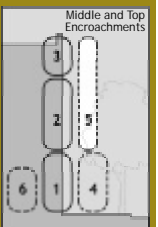
*Bay Windows* may project not more than 2 feet. All parts of the window must be at least 10 feet above the sidewalk grade below. The width of bay windows projecting into the right-of-way shall be no more than 10 feet in width.



**Bay windows above and balconies/bay windows below**



**Balcony beyond the property line**



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## Sun Control Devices

In addition to meeting the guidelines presented for awnings in Zone One (page 40), the following City standards also apply:

*Sun Control Device* projections shall not exceed 1/2 the distance from the property line to the curb line, with a maximum projection of 6 feet and no closer than 2 feet to the curb line. There shall be at least 7 feet-6 inches in the clear between any point of the frame and the sidewalk grade below, and at least 6 feet-9 inches between all awning material and the sidewalk grade below.



## Lighting

In addition to meeting the guidelines presented for lighting in Zones Two and Three (pages 52 and 57), the following City standards also apply:

*Lighting* fixtures may project not greater than 5 feet from the face of the wall, but not closer than 2 feet from the curb line. There must be a clearance of at least 10 feet between any part of the fixture and the sidewalk grade below.



*See also the City of Milwaukee Ordinances Ch. 245 for further information and regulations.*

